Fact Sheet
August 2002

Draft Feasibility Study and Remedial Action Plan PG&E Decoto Pipeyard

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Union City, California

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California

California Environmental Protection Agency

INTRODUCTION

The California **Department of Toxic Substances Control (DTSC)** is distributing this fact sheet to familiarize the community with the proposed cleanup plan (the draft **Feasibility Study/Remedial Action Plan** or draft FS/RAP) for Pacific Gas and Electric Company's (PG&E's) Decoto Pipeyard site. The site is located at 1100 Decoto Road in Union City, California.

The draft FS/RAP recommends that certain soils, asphalt and concrete contaminated with low-levels of **polychlorinated biphenyls** (PCBs), metals, dieldrin (a pesticide), and/or petroleum byproducts be excavated and disposed off-site at an approved waste disposal facility. The site will be cleaned up to residential standards, which will allow for unrestricted future use of the site. DTSC is also proposing to issue a Notice of Determination for the site under the **California Environmental Quality Act** (CEQA). PG&E will conduct all cleanup work, and DTSC will oversee the process.

This fact sheet provides information on the public comment period and community meeting for the draft FS/RAP, past environmental investigations, and the proposed corrective action to clean up the site.

*All words in bold print are defined in the glossary provided on page 5.

PUBLIC COMMENT PERIOD

DTSC is inviting the public to review and comment on the draft FS/RAP during a formal 30-day public comment period being held from August 13, 2002 to September 11, 2002. All public comments will be considered and responded to prior to making the final decision for this site. Please send comments, postmarked no later than September 11, 2002, to:

Lynn Nakashima, Project Manager
Cal/EPA, DTSC
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-3952
(510) 540-3839
lnakashi@dtsc.ca.gov

PUBLIC MEETING

DTSC will hold a public meeting to explain this project to interested community members, to answer questions, and to receive public comments. DTSC encourages interested community members to attend the meeting.

Date: August 28, 2002
Open House: 5:30 – 6:00 p.m.
Public Meeting: 6:00 p.m.
Location: New Haven Adult School Auditorium, 600 G Street, Union City, CA

DTSC WEBSITE

Information about DTSC can be found by pointing your browser to:

www.dtsc.ca.gov

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demands and cut your energy costs, see our website at www.dtsc.ca.gov.

SITE BACKGROUND

The site is about 30 acres in size, and is located at 1100 Decoto Road in Union City, California (Figure 1). The site is located in an area that is presently used primarily for industrial and commercial purposes. The closest residences are located approximately 200 feet from the site, on the opposite side of Decoto Road in a northern direction, and on the opposite side of the active elevated Bay Area Rapid Transit (BART) tracks in a southern direction.

Prior to 1952, the site was used for agricultural purposes. From 1952 until 1996, the site was used for the blasting, wrapping, and welding of metal pipe used for PG&E's natural gas lines. Additionally, from 1982 until 1983 the site was used to store and refurbish oil-filled electrical equipment. During that period, the site was permitted by the United States Environmental Protection Agency (EPA) as a PCB oil storage and handling facility.

Pipe refurbishing and wrapping activities were discontinued in the mid-1990s. Since that time, the site has been used only for the storage and distribution of natural gas pipe, telecommunications equip-ment, and various other utility-related materials. The site is now being prepared for sale and eventual mixed-use development.

SITE REDEVELOPMENT

The site is located entirely within a 50-acre area that Union City plans to redevelop into a transit village. Plans for the new inter-modal transit station are detailed in Union City's 2002 General Plan Update and Amendment to the Community Redevelopment Plan. The dev-elopment includes approximately 1.12 million square feet of office space, approximately 630 residential dwelling units, up to 100,000 square feet of neighborhood serving retail, and approximately 2.85 acres of community open space. The first phase of redevelopment is scheduled to begin in June 2003, with the construction of the 11th Street extension through the Decoto Pipeyard property.

SOIL AND GROUNDWATER INVESTIGATIONS

In January 2001, PG&E initiated a soil and groundwater sampling program at the site. A total of 264 surface soil samples and 551 subsurface soil samples were collected for laboratory analysis. Soil sampling results indicated that surface and near-surface soil in portions of the site are contaminated with varying levels of metals, PCBs, dieldrin and **total petroleum hydrocarbons** (TPH) in the diesel and motor oil range. Soil contamination is generally limited to the top six inches of soil. Groundwater sampling results indicated

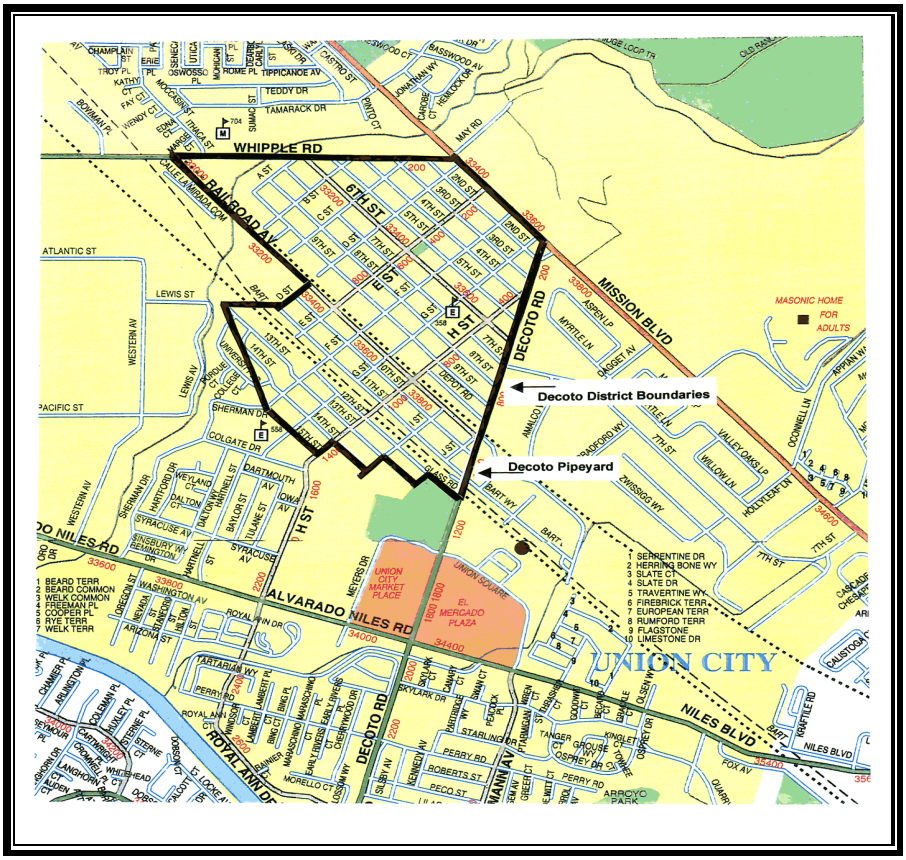

Figure 1

that groundwater in the area remains unaffected by PG&E's past activities. Additional soil, concrete and asphalt samples were collected in 2002 to help define the extent of contamination.

RISK ASSESSMENT

Contaminants of potential concern in soil at the site include PCBs, arsenic, cadmium, lead, thallium, mercury, dieldrin, and total petroleum hydrocarbons.

US EPA has established a target range of risk levels to estimate potential human health risks caused by exposure to contaminants. Risks are assessed based on the types of contaminants present at a site and possible ways individuals could be exposed to the contamination. PG&E evaluated possible risks at the site based on three future reuse scenarios: residential users—both adults and children, on-site employees, and maintenance or construction workers. The risk calculations relied upon were based on conservative assumptions that must protect human health and the environment. ("Conservative" means the assumption will tend to overestimate risk, leading to a more protective cleanup plan.)

Recommended cleanup actions for the Decoto Pipeyard are based on the most conservative reuse scenario—residential use. That is, once soil from the site has been excavated and removed, the site will be considered safe for long-term residential use. This assumes that an individual could live at the site continually for 30 years with no adverse health effects.

DRAFT RAP AND CLEANUP ALTERNATIVES

The draft FS/RAP summarizes all previous reports and studies, outlines possible cleanup alternatives, and recommends a preferred cleanup plan for the site. The cleanup alternatives considered in the draft FS/RAP were based upon Union City's proposed redevelopment of the site, which will include residential, park land, and commercial - industrial uses. In the draft FS/RAP these alternatives were evaluated based on the following established nine criteria:

Threshold Criteria – If an alternative is unable to meet either of these two criteria, it is rejected.

1. Overall Protection of Human Health and the Environment: Evaluates the ability of an alternative to adequately protect human health and the environment both short- and long- term. Describes how risks posed by each pathway of exposure (such as inhalation, ingestion, or through skin contact) are eliminated, reduced, or controlled.

2. Compliance with Federal and State Statutes: Addresses whether the alternative will meet all applicable or relevant and appropriate federal and state environmental statutes and requirements (known as ARARs).

Balancing Criteria – Alternatives that have met the threshold criteria are then evaluated against these criteria to determine if one alternative has an advantage over the others.

3. Long-term Effectiveness and Permanence: Refers to the ability of a remedy to reliably protect human health and the environment over time after cleanup goals have been met.

4. Reduction of Toxicity, Mobility, or Volume Through Treatment: Addresses the statutory preference for treatment alternatives that use treatment technologies for permanent and significant reduction.

5. Short-term Effectiveness: Addresses time needed to achieve protection and avoid any adverse impacts on human health and the environment that may occur during the construction and implementation period until cleanup goals are achieved.

6. Ability to Implement: Evaluates the technical and administrative feasibility of a remedy, including the availability of materials and services required.

Modifying Criteria - Alternatives that have met the threshold and balancing criteria are then evaluated against these criteria to select the final alternative.

7. Cost: The comparative dollar costs of each alternative are evaluated.

8. State Acceptance: Indicates whether the state concurs, opposes, or has no comment on the preferred alternative.

9. Community Acceptance: Considers public comments and acceptance of the preferred alternative.

The draft FS/RAP then recommends which remaining alternative is the preferred cleanup approach for the site. Three alternatives were evaluated, as follows:

Alternative 1 - No Action: This alternative consists of conducting no cleanup work at the site. Consideration of the "no action" alternative is required by law and serves as a basis of comparison to other alternatives. The no action alternative would not be protective of human health and the environment because the site will be redeveloped for residential and commercial/industrial use. Given these redevelopment plans, not cleaning the area would be unacceptable to federal or state regulatory agencies, and/or to community members.

Alternative 2 - Capping: This alternative consists of capping select areas of the site to prevent future contact with site soils. A cap could consist of a semi-permanent soil or asphalt cover. The capping alternative would be protective of human health and the environment if the cap is constructed in a manner consistent with site redevelopment and if the integrity of the cap is preserved through regular maintenance. However, due to time and construction constraints, it may be impossible to implement an effective cap prior to redevelopment activities. This alternative may not provide short -term effectiveness and would not be acceptable to federal or state regulatory agencies, and/or to community members.

Alternative 3 –Soil Excavation and Off-Site Disposal: This alternative consists of excavation and off-site disposal of about 12,000 cubic yards of soil containing elevated levels of PCBs, TPH, dieldrin and/or metals and 12,000 cubic yards of concrete and asphalt. This alternative is protective of human health and the environment and would allow for unrestricted future use of the property. It would be acceptable to regulatory agencies and community members, and can be readily implemented.

PREFERRED ALTERNATIVE – Soil Excavation and Disposal

Alternative 3, Soil Excavation and Off-Site Disposal, is identified as the recommended cleanup approach in the draft FS/RAP. This alternative meets the evaluation criteria, is protective of human health and the environment, complies with existing regulatory cleanup criteria, and allows for unrestricted future use of the site.

All work would be conducted in accordance with a **Remedial Design and Implementation Plan** (RDIP) and a site-specific health and safety plan that ensures the safety of on-site construction workers and area residents. Air would be regularly monitored at six high volume air sampling stations to be installed around the perimeter of the property, and dust would be strictly controlled during excavation work. All contaminated soils would be transported off-site by trucks, in accordance with an approved transportation plan. Trucks would not be allowed on residential streets. To shorten the duration of the cleanup project, it is anticipated that trucks will be entering and leaving the site from 6:00 a.m. to 7:00 p.m. To allow for the uninterrupted drop off and pick up of local

school children, trucks will not be allowed to enter or leave the site, or to drive on Decoto Road, from 8:00 a.m. to 9:30 a.m. and from 3:00 p.m. to 4:00 p.m. All site work plans would be approved by DTSC prior to the start of cleanup activities.

PUBLIC INVOLVEMENT AND FUTURE SITE ACTIVITIES

DTSC will hold a public meeting on Wednesday, August 28th, beginning at 5:30 p.m. The public meeting will provide interested community members with an opportunity to hear a presentation about, and comment on, the proposed cleanup plan for the Decoto Pipeyard.

DTSC will consider and respond to all public comments prior to making a final decision on how the site will be cleaned up. DTSC's responses will be detailed in a Responsiveness Summary document, which will be part of the final cleanup plan. DTSC's approval of the final cleanup plan will be announced in a public notice in the local newspaper and work notices will be distributed to the community prior to the start of cleanup activities.

GLOSSARY OF TERMS

California Environmental Quality Act (CEQA) – A California law requiring an environmental impact review of governmental actions. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

California Department of Toxic Substances Control (DTSC) – A division of the California Environmental Protection Agency responsible for overseeing investigation and cleanup activities at sites with hazardous waste.

Feasibility Study/Remedial Action Plan (FS/RAP) – A report submitted to DTSC that contains an evaluation of alternative methods to clean up a site with hazardous waste or contaminants and recommends a preferred cleanup method. Once the draft FS/RAP is prepared, DTSC accepts comments from the public for a period of 30 days. After public comments have been considered and responded to in writing, DTSC approves the final remedy for the site (the final RAP) or requests that changes be made based on public comments prior to approval.

Groundwater – Water beneath the ground surface that flows through openings between the grains of soil and rocks, usually very slowly. Groundwater in the Decoto Pipeyard vicinity is used for drinking water. It is located approximately 35 to 40 feet below the ground surface.

Polychlorinated Biphenyls (PCBs) – A group of chemicals that were formerly used in transformer and capacitor oil for insulating purposes. If released in the environment, they can accumulate in the food chain. PCBs are suspected of causing cancer.

Risk Assessment – A study that evaluates the potential human health risks posed by a site. It calculates both the cumulative cancer and non-cancer risks associated with possible exposure to the contaminants present at a site.

Remedial Design and Implementation Plan (RDIP) – A report that details how a site with hazardous waste will be cleaned up. The report must be approved by DTSC prior to implementation.

Total Petroleum Hydrocarbons (TPH) – Refined and unrefined compounds that come from crude oil, such as gasoline, grease, motor oil, and diesel fuel.

ANUNCIO

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

FOR MORE INFORMATION

If you have questions or concerns regarding site cleanup, please contact either: Lynn Nakashima, DTSC Project Manager, at (510) 540-3839, or Lora Barrett, DTSC Public Participation Specialist, at (916) 255-6681.

INFORMATION REPOSITORIES

The draft FS/RAP and the CEQA document, which are part of the administrative record for the site, as well as other documents relating to the site are available for public review at the following locations:

Union City Branch
Alameda County Library
34007 Alvarado Niles Road
Union City, CA 94587
(510) 745-1655
Call for hours

DTSC File Room
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
(510) 540-3800
Hours: 8 a.m. to 5:00 a.m.
Please call for an appointment

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain additional information about the site by using the California State Relay Service (1-888-877-5378) to reach the Public Participation Specialist, Lora Barrett, at (916) 255-6681.

Lora Barrett
DTSC
8800 Cal Center Way
Sacramento, CA 95826-3200

Inside: Information about plans to clean up contaminated soil at Decoto Pipeyard